

048.0

0006

0012.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

Total Card / Total Parcel

1,207,600 / 1,207,600

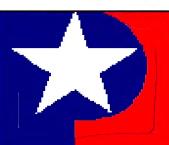
APPRAISED:

USE VALUE:

ASSESSED:

1,207,600 / 1,207,600

1,207,600 / 1,207,600



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
12		HAYES ST, ARLINGTON

Legal Description						User Acct
						34484
						GIS Ref
						GIS Ref
						Insp Date
						11/10/18

OWNERSHIP

Unit #:

Owner 1: GORMLEY BRENDAN & MONICA

Owner 2:

Owner 3:

Street 1: 29 OTTAWA RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .145 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2927 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6315	Sq. Ft.	Site			0	80.	0.97	1									487,558						487,600	

PREVIOUS ASSESSMENT										Parcel ID	048.0-0006-0012.0			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2022	104	FV	714,900	5100	6,315.	487,600	1,207,600		Year end	12/23/2021				
2021	104	FV	682,800	5100	6,315.	487,600	1,175,500		Year End Roll	12/10/2020				
2020	104	FV	682,900	5100	6,315.	487,600	1,175,600	1,175,600	Year End Roll	12/18/2019				
2019	104	FV	511,300	5100	6,315.	518,000	1,034,400	1,034,400	Year End Roll	1/3/2019				
2018	104	FV	511,300	5100	6,315.	377,900	894,300	894,300	Year End Roll	12/20/2017				
2017	104	FV	480,200	5100	6,315.	329,100	814,400	814,400	Year End Roll	1/3/2017				
2016	104	FV	480,200	5100	6,315.	280,300	765,600	765,600	Year End	1/4/2016				
2015	104	FV	422,000	5100	6,315.	274,300	701,400	701,400	Year End Roll	12/11/2014				

SALES INFORMATION						TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
ROSEN EVELYN/ET	1113-149		7/22/1993			245,000	No	No	Y				

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
9/28/2011	1194	Redo Kit	47,000					KIT BATH REPLACEME	11/10/2018	MEAS&NOTICE	HS	Hanne S												
									5/7/2012	Info Fm Prmt	BR	B Rossignol												
									4/17/2009	Measured	372	PATRIOT												
									3/10/2000	Mailer Sent														
									3/8/2000	Measured	197	PATRIOT												
									11/1/1981		MS													

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS						SKETCH																					
Type:	13 - Multi-Garden					Full Bath:	2	Rating:	Very Good																											
Sty Ht:	2A - 2 Sty +Attic					A Bath:																														
(Liv) Units:	2	Total: 2					3/4 Bath:																													
Foundation:	2 - Conc. Block					A 3QBth:																														
Frame:	1 - Wood					1/2 Bath:																														
Prime Wall:	4 - Vinyl					A HBth:																														
Sec Wall:			%			OthrFix:																														
Roof Struct:	2 - Hip					OTHER FEATURES																														
Roof Cover:	1 - Asphalt Shgl					Kits:	2	Rating:	Very Good																											
Color:	YELLOW					A Kits:																														
View / Desir:				Fpl:	2	Rating:	Good																													
GENERAL INFORMATION						WSFlue:																														
Grade:	C - Average					CONDOS INFORMATION																														
Year Blt:	1925	Eff Yr Blt:				Location:																														
Alt LUC:			Alt %:				Total Units:																													
Jurisdct:	G13	Fact:		.			Floor:																													
Const Mod:				% Own:				Name:																												
Lump Sum Adj:				DEPRECIATION						REMODELING						RES BREAKDOWN																				
Avg Ht/FL: STD						Phys Cond:	VG - Very Good	4.6 %	Exterior:							No Unit	RMS	BRS	FL																	
Prim Int Wal 2 - Plaster						Functional:							1	6	2																					
Sec Int Wall:						Economic:							1	7	2																					
Partition: T - Typical						Special:																														
Prim Floors: 3 - Hardwood						Override:																														
Sec Floors:						Total:	4.6 %																													
Bsmnt Flr: 12 - Concrete						CALC SUMMARY						COMPARABLE SALES						SUB AREA																		
Subfloor:						Basic \$ / SQ:	180.00							Rate	Parcel ID	Typ	Date	Sale Price							SUB AREA DETAIL											
Bsmnt Gar:						Size Adj.:	1.04984760																			Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Electric: 3 - Typical						Const Adj.:	0.98980200													SFL	Second Floor	1,318	187.050	246,526	UAT	100	FLA	100								
Insulation: 2 - Typical						Adj \$ / SQ:	187.045													BMT	Basement	1,308	56.110	73,397												
Int vs Ext: S						Other Features:	138000													FFL	First Floor	1,308	187.050	244,655												
Heat Fuel: 1 - Oil						Grade Factor:	1.00													UAT	Upper Attic	301	130.930	39,410												
Heat Type: 5 - Steam						NBHD Inf:	1.00000000													OPP	Open Porch	256	22.710	5,814												
# Heat Sys:	2						NBHD Mod:													WDK	Deck	96	15.840	1,520												
% Heated:	100	% AC:					LUC Factor:	1.00																												
Solar HW:	NO	Central Vac:		NO			Adj Total:	749323																												
% Com Wal				% Sprinkled			Depreciation:	34469																												
Depreciated Total: 714854																																				
MOBILE HOME						Make:				Model:				Serial #:				Year:				Color:														
SPEC FEATURES/YARD ITEMS																		PARCEL ID 048.0-0006-0012.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																			
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100		5,100																			
More: N						Total Yard Items:			5,100	Total Special Features:																										
						Total:			5,100																											